155.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,381,000 / 1,381,000
					USE VALUE:	1,381,000 / 1,381,000
					ASSESSED:	1,381,000 / 1,381,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI KAREN L & JUNLEI
Owner 2:	JUNLEI LI TRUST
Owner 3:	
Street 1:	147 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LI KAREN L & JUNLEI -
Owner 2:	-
Street 1:	147 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	956,800	4,200	420,000	1,381,000
Total Card	0.138	956,800	4,200	420,000	1,381,000
Total Parcel	0.138	956,800	4,200	420,000	1,381,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.93 /Parcel: 358.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102971
GIS Ref:
GIS Ref:
Insp Date: 06/12/20

!12138!

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	956,800	4200	6,000.	420,000	1,381,000		Year end	12/23/2021
2021	101	FV	924,800	4200	6,000.	420,000	1,349,000		Year End Roll	12/10/2020
2020	101	FV	890,500	4200	6,000.	420,000	1,314,700	1,314,700	Year End Roll	12/18/2019
2019	101	FV	750,500	4200	6,000.	420,000	1,174,700	1,174,700	Year End Roll	1/3/2019
2018	101	FV	210,500	4200	6,000.	354,000	568,700	568,700	Year End Roll	12/20/2017
2017	101	FV	210,500	4200	6,000.	324,000	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	210,500	4200	6,000.	276,000	490,700	490,700	Year End	1/4/2016
2015	101	FV	184,400	4200	6,000.	240,000	428,600	428,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:00:56

LAST REV

Date	Time
06/12/20	09:49:52
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12138

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI KAREN L & JU	73661-356	1	11/18/2019	Convenience	99	No	No		
LI KAREN L & JU	73474-271	1	10/17/2019	Convenience	99	No	No		
LI JUNLEI,	71470-578	1	8/15/2018	Convenience	1	No	No		
24 EPPING STREE	71469-593	1	8/14/2018		1,400,000	No	No		
PHELPS DEBRA A	68962-447		3/2/2017	Change>Sale	550,000	No	No		
PHELPS DEBRA A,	67131-247		4/22/2016	Convenience	1	No	No		
HOLCOMBE SHEPHE	50070-279		9/7/2007		430,000	No	No		
ELIASSON JOHN I	26671-546		9/17/1996		168,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2019	3	Redo Bas	25,000	C				
8/17/2017	1055	New Buil	305,000	O				
7/31/2017	963	Demo gar	10,000	O				demo home and gara
12/23/1996	664		10,000					ADD 15 DORMER/STAI

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2020	Measured		
6/12/2020	Permit Visit	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
5/21/2018	MEAS&NOTICE	BS	Barbara S
11/29/2017	Permit Visit	DGM	D Mann
9/28/2016	Measured	DGM	D Mann
12/3/2008	MLS	MM	Mary M
11/6/2008	Info At Door	345	PATRIOT
12/20/1999	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102971
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95900524
Const Adj.:	1.36336362
Adj $ / SQ:	169.971
Other Features:	95849
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	968430
Depreciation:	11621
Depreciated Total:	956809

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

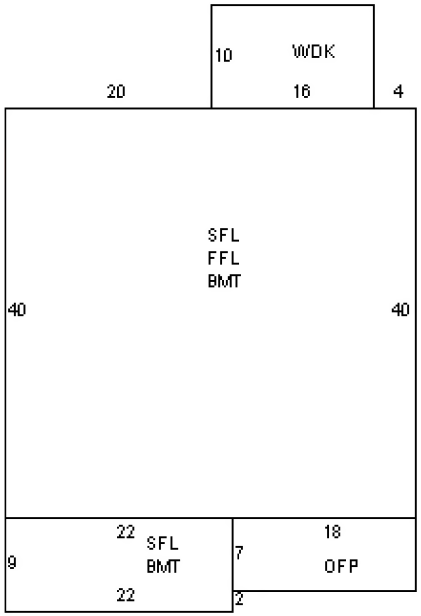
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	205.67
Special Features:	0	Val/Su Net:	174.53
Final Total:	956800	Val/Su SzAd	281.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,798	66.290	119,187
SFL	Second Floor	1,798	169.970	305,609
FFL	First Floor	1,600	169.970	271,954
WDK	Deck	160	16.700	2,672
OFP	Open Porch	126	40.350	5,084

Net Sketched Area:	5,482	Total:	704,506

Size Ad	3398	Gross Area	5482	FinArea	3848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X23	A	AV	1925	23.36	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc